

April 5, 2017

Discovery Bay Area of Benefit Program Update



Purpose of the Presentation

- **Follow up on efforts that began in 2014 to Update the Discovery Bay Area of Benefit (AOB) Program.**
- **Gain feedback from the CSD Board as recommendations to Supervisor Burgis so that we may complete the AOB update by this summer.**

Outline for Tonight

- **Recap where we've been**
- **Explain where we're headed**
- **Take feedback from the CSD Board**

Recap –

- **What is an AOB???**
- **Why do we want to update it?**
- **Presentation in 2014 – Needs Assessment**
- **Feedback received from the CSD Board**
- **Presentation in 2015 & recommendation by the CSD Board**

Recap –

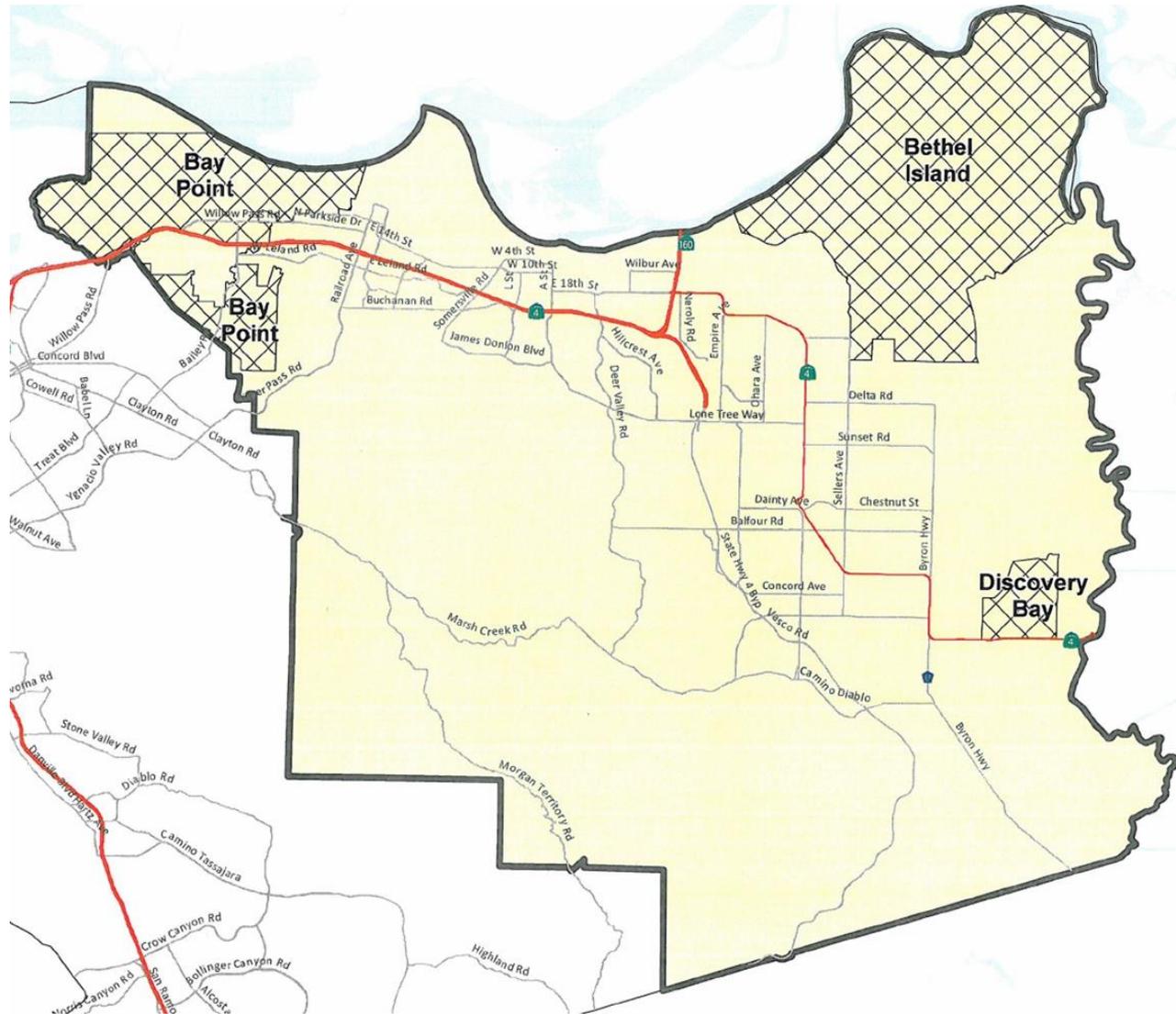
Summary of Comments from CSD

- Intersection improvements were identified for DB Boulevard and Clipper Drive. The suggestion was made that this could be a roundabout.
- Widening SR 4 to be 4 lanes is not beneficial unless the bridge is four lanes.
- Traffic calming measures are needed.
- Bike lanes are needed for students going to Excelsior Middle School.
- What is the relation between DB AOB and the East County AOB
- A potential 5th high school south of SR4 is proposed. This trip generation should be included in the study

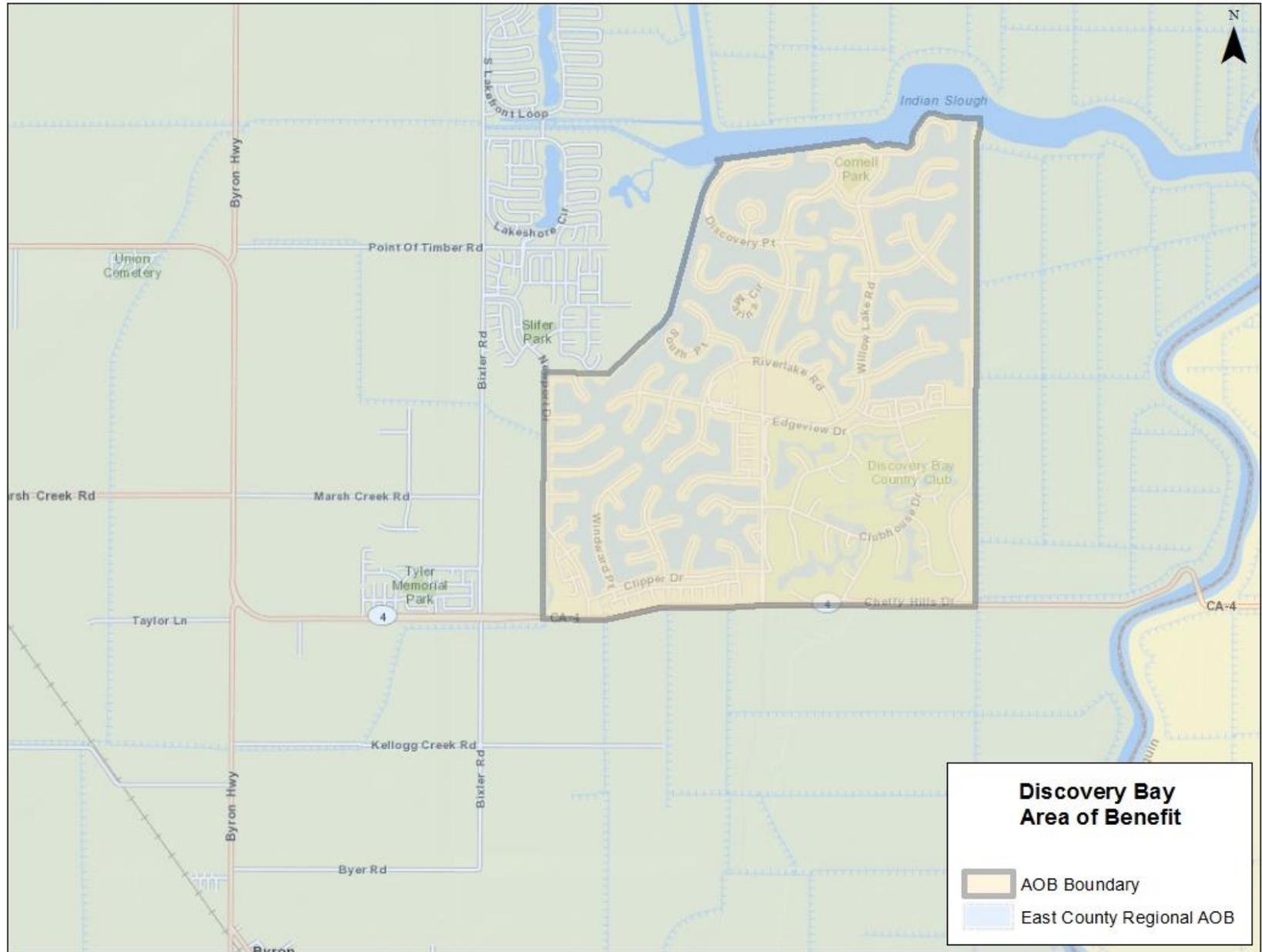
Recap - CSD Recommended List 3/2015

Project Name	Location	Recommended Project	Basis for Recommendation
Discovery Bay-Clipper Drive Intersection Modification	Discovery Bay Boulevard	Modify intersection control	Contra Costa County General Plan LOS Standards
Discovery Bay-SR4 Road Widening	SR-4	Widen roadway and rebuild bridge to accommodate 4 lanes	Contra Costa County General Plan LOS Standards
Newport Drive Traffic Signal		Bicycle improvements	Countywide Bicycle and Pedestrian Plan
		Add traffic signal	Contra Costa County General Plan LOS Standards
Byron Highway-Byer Road Intersection Modification	Byron Highway	School safety Improvements such as adding a SB left-turn pocket	Safety Improvement
Clipper Drive Traffic Calming	Clipper Drive	Add traffic calming measures	CSD Meeting Feedback
Bixler Road Widening	SR4 to Byer	Widen roadway for bicycle improvements	CSD Meeting Feedback
Byer Road Widening	Bixler to Byron Hwy	Widen roadway for bicycle improvements	CSD Meeting Feedback

Recap – East County AOB boundary



Recap - Discovery Bay AOB Map



Where we are headed?

- We have the Project List



- Determine the new fee rate

- Administrative process to:

- Work with County Counsel to write the ordinance
- Prepare a Development Program Report – Identifies the fee rate to be implemented and why.
- Meet with the Building Industry
- Conduct a public hearing at BOS – est. July 2017

Outline for Tonight

- **Recap where we've been**
- **Explain where we're headed**
- **Take your feedback on how we get there**

Since the presentation in 2015

- Nexus Study was prepared based on the recommended Project List
 - Cost Estimates for each project
 - Fair Share calculation per project
 - Calculated maximum allowable fee

Calculated Fee Rate

Land Use	Current Fee Rate	Calculated Fee Rate	East County AOB fee	Brentwood Fee Rate
Single Family	\$1,538	\$25,678	\$9,305	\$11,601
Multi Family	\$ 938	\$15,763	\$5,344	\$7,193
Commercial	\$2.18/square feet	\$36.44/sf	\$9.38/sf	\$4.32/sf
Office	\$1.77/sf	\$29.47/sf	\$6.50/sf	\$5.18/sf

*All of these fee areas also include a mandatory Regional Traffic Fee of \$20,640/single family, \$12,670/multi-family, \$1.74/sf commercial, \$1.51/sf office

Decision on Fee Rate

- Cannot impose higher fees than calculated rate
- But it can be less for reasons such as to encouraging jobs & services to the area, general economic stability, etc.

Supervisor Burgis is interested in
your feedback

Questions/Comments

Mary Halle – Senior Civil Engineer

mary.halle@pw.cccounty.us

Tianjun Cao- Staff Engineer

tianjun.cao@pw.cccounty.us